

## **AGENDA**

The Somerville Planning Board will hold a public meeting on **Thursday, January 15, 2004 at 6:00 p.m.** in the Aldermens' Chambers on the second floor of City Hall, 93 Highland Avenue, Somerville, MA.

### **Continuation of Public Hearing from 12/18/03, 6:00pm:**

A joint public hearing for all interested parties will be held by the Somerville Planning Board and the Board of Aldermen Committee on Legislative Matters to receive public comments concerning:

#### **A Zoning Amendment sponsored by Aldermen Provost and Roche:**

The purpose of the proposed amendment is to change Article 15 (§15.2 and §15.3) of the Somerville Zoning Ordinance, increasing the Project Mitigation Contribution for applicable projects from \$2.60 to \$3.91 per square foot.

Copies of the proposed amendment may be reviewed at the Planning Department in City Hall, 93 Highland Avenue, Somerville, MA, Monday through Wednesday between 8:30 a.m. and 4:30 p.m., Thursday between 8:30 a.m. and 7:30 p.m. and Friday between 8:30 a.m. and 12:30 p.m.

### **Review of Cases by Planning Board:**

**51 Warren Street:** (Continued from 12-4-03) (Applicant: Antonio Pereira; Owners: Antonio Pereira and Maria Pereira; Agent: William G. Ferullo, Esq.) The Applicant seeks site plan approval to subdivide a lot in order to construct a 6-unit dwelling on the new lot (SZO §8.8). Applicant also requires two special permits to modify parking requirements (SZO §9.13.b and §9.13.c) and a variance from rear yard setback (SZO §8.5.i). Business (BA) zoning district.

### **Review of Cases for the Zoning Board of Appeals:**

**9-11 Aldersey Street:** (Continued from 12-18-03) The Owner, G&T Realty Associates, along with the Applicant, Gerard Meehan, and their Agent, Edward J. Lonergan, are making application to convert an existing three-family to a five-family, as well as construct two, three unit townhouses, for a total of eleven units. The Applicant has been cited under §4.4.1, §4.5.3, §7.2, §7.3 and §7.11.1.d of the SZO. The Applicant is also making appeal under §3.1.9 of the SZO. Residence A (RA) zoning district.

**44 Park Street** (Continued from 12-18-03) (Applicant: 44 Park Street, LLC; Owner: Maldemer, LLC; Agent: Terry Morris) The Applicant seeks a special permit with site plan review under SZO §7.11.1.c to construct forty-three (43) residential units. The Applicant also requires variances from §8.5.f (maximum height), §8.5.h (side yard setback), and §8.5.i (rear yard setback). The Applicant is subject to the Incentives for

Provision of Affordable Housing section of the SZO, §13.5. Residence C (RC) zoning district.

**3 Beacon Street:** (Applicant: Ashfield Pubs, Inc.; Owner: TBL Realty Trust; Agent: J. Grimaldi) The Applicant seeks a special permit to alter a nonconforming structure (SZO §4.4.1), a special permit to alter a non-conforming use (§4.5.3), a special permit to establish a restaurant/lounge (§7.11.10.a), and a special permit for failure to provide four required off-street parking spaces (§9.13.a), in order to perform renovations on the existing bar (Abbey Lounge) and expand to create a wine bar. Residence C (RC) zoning district.